



Berleys, 33 Windsor Road, Gerrards Cross,
Buckinghamshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Berleys

33 Windsor Road

Gerrards Cross

Buckinghamshire

SL9 7ND

A handsome 1930's built Arts and Crafts style residence offering well balanced accommodation and set within a charming level plot of half an acre.

Gerrards Cross Train Station 0.8 miles (London Marylebone 23 mins), M40 (J2) 3.9 miles, M25 (Jct 16) 10.5 miles, Heathrow Airport (Terminal 5) 11.9 miles, central London approx. 21 miles

Entrance hall | Cloakroom | Sitting room
Garden room | Dining room | Kitchen/breakfast room | Utility room | Study | Family room
Principal bedroom en suite | Bedroom two with en suite | Three further bedrooms | Family bathroom | Gardens | Double Garage | EPC Rating D

The property

Upon the entering the property the reception hallway provides access to the sitting room, dining room, family room, cloakroom, kitchen/breakfast room and study. The kitchen is beautifully equipped with an extensive range of farmhouse style base and eye level units with centre island and integrated appliances. There is space for a table and chairs and door leading to the rear garden. The utility room is situated off the study. From the sitting room access leads to the feature hexagonal garden room with delightful views over the garden.

On the first floor, there are five bedrooms, two of which are en-suite and a family bathroom serves the remaining bedrooms.

Outside

The property is approached over a long driveway laid to shingle with a turning circle and surrounded by lawns and planted borders.

The large rear garden is one of the many features to this delightful home and impeccably tended. There is a large patio, ideal for entertaining opening onto a level lawn with mature planted borders and a summer house.

Location

Gerrards Cross is a picturesque and highly-convenient town with a wide range of shopping facilities, including, Waitrose and Tesco, as well as a host of independent stores, hotels, restaurants, cafés, public houses, a cinema, community library and health centre. Local sporting amenities are excellent and include Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey. Ideal for the commuter, the nearby M40 links to the M25, M1, M4, and Heathrow/Gatwick airports, while Gerrards Cross station offers a speedy Chiltern Rail link to London Marylebone.

The area offers a good selection of state primary and secondary schooling including The Gerrards Cross CofE School and Fulmer Infant School (both rated Outstanding by Ofsted) together with grammar schools and a wide range of independent schools including St. Mary's, Thorpe House, Gayhurst and Maltman's Green.





Floorplans
House internal area 2,810 sq ft (261.1 sq m)
Garage 294 sq ft (27.3 sq m)
For identification purposes only.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Directions

From Strutt & Parker's office in Gerrards Cross proceed south past the shops and at the A40 traffic lights go straight over into Windsor Road. The property can be found a short distance after Camp Road on the left hand side.

General

Local Authority: Buckinghamshire
Services: Mains gas, electric, water and drainage
Council Tax: Band H
Tenure: Freehold
Guide Price: £1,775,000

Gerrards Cross

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